

BUILDING RESTRICTIONS.

ZONED: R - 2 RESIDENTIAL

THESE COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 2003, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN (10) YEAR PERIODS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, LIMITATION, OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY.
2. MINIMUM FRONT YARD SETBACK TO BE THIRTY-FIVE (35) FEET. STEPS AND OPEN PORCHES MAY PROJECT. MINIMUM REAR YARD TO BE TWENTY-FIVE (25) FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF FIVE (5) FEET; HOWEVER THE SUM OF THE WIDTHS OF BOTH SIDE YARDS SHALL BE FIFTEEN (15) FEET.
4. AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERECTED IN THE REAR YARD AS PERMITTED BY THE CITY OF HERNANDO.
5. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES, OR CARPORTS SHALL BE 850 SQUARE FEET AND FOR TWO-STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGES, OR CARPORTS, SHALL BE 850 SQUARE FEET.
6. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER STRUCTURE ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
7. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
8. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.

APPROVED BY THE CITY OF HERNANDO PLANNING COMMISSION ON THIS 2nd DAY OF July 1976.  
BY: [Signature] MAYOR ATTEST BY: [Signature] CITY CLERK

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 4 O'CLOCK PM ON THE 2nd DAY OF July 1976 AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 13 PAGE 15.

[Signature]  
CHANCERY COURT CLERK

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

I, A. W. BOUCHILLON, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER, HEREBY CERTIFY THAT I AM THE OWNER DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR TAXES THAT HAVE BECOME DUE AND PAYABLE.

[Signature]  
A. W. BOUCHILLON, OWNER

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI,  
COUNTY OF DESOTO:

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE AFORESAID COUNTY AND STATE A. W. BOUCHILLON THE OWNER OF THE SAID SUBDIVISION, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE MENTIONED AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF June, 1976.

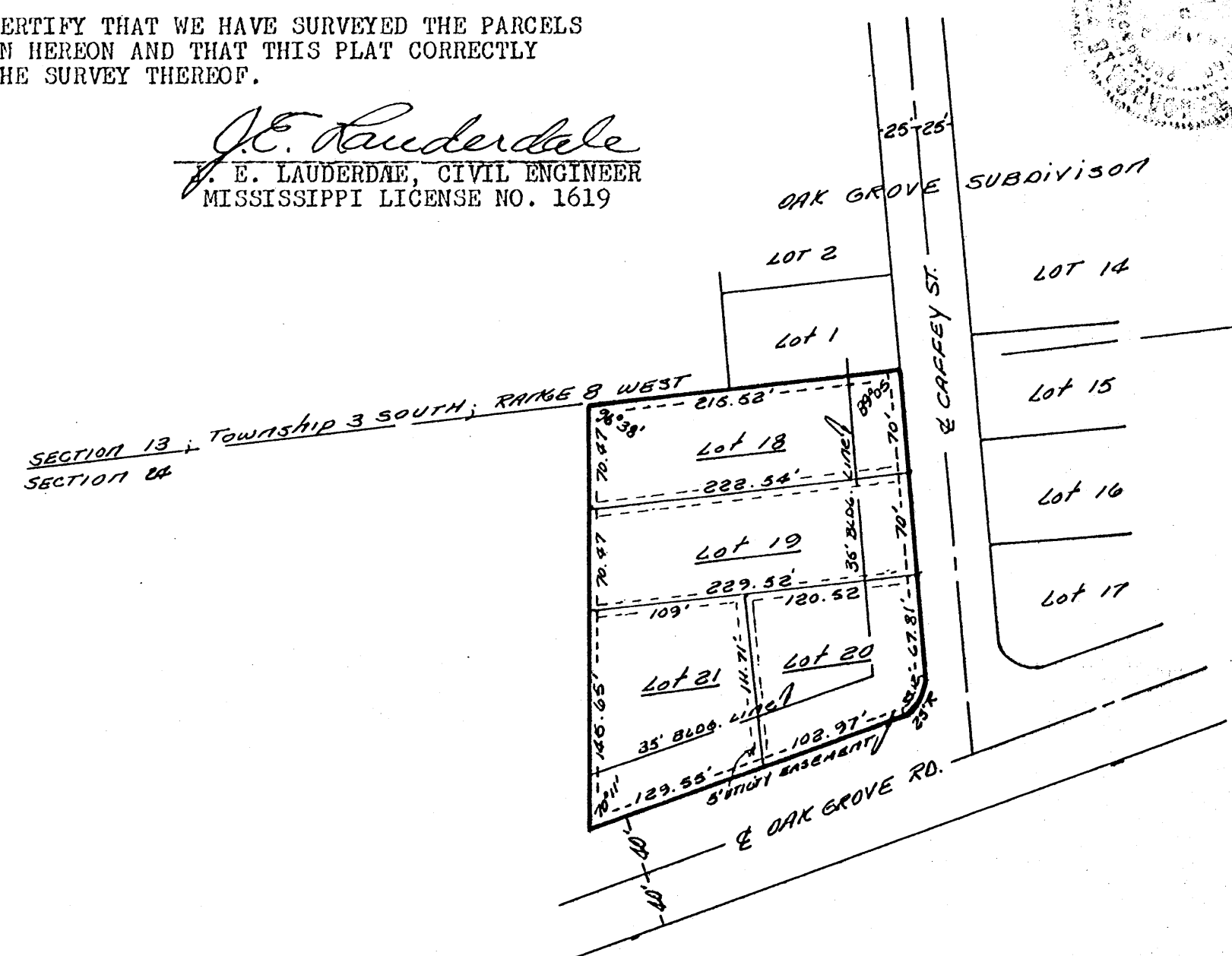
MY COMMISSION EXPIRES ON JANUARY 7, 1980.  
MY COMMISSION EXPIRES

[Signature]  
NOTARY PUBLIC  
[Signature]

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT WE HAVE SURVEYED THE PARCELS OF LAND SHOWN HEREON AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY THEREOF.

[Signature]  
J. E. LAUDERDALE, CIVIL ENGINEER  
MISSISSIPPI LICENSE NO. 1619



FIRST ADDITION  
OAK GROVE SUBDIVISION

CITY OF HERNANDO  
1.34 ACRES

SECTION 24; TOWNSHIP 3; RANGE 8 WEST

GRAPHIC SCALE  
100 50 0 100 200

J. E. LAUDERDALE  
CIVIL ENGINEER

SCALE 1"=100'  
JUNE 1976

1